013.0	0008	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	928,500 / 928,500
					USE VALUE:	928,500 / 928,500
					ASSESSED:	928,500 / 928,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31	-33	BURCH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAZAR STEVEN R
Owner 2:	
Owner 3:	
Street 1:	234 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2814 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	473,700		454,800	928,500
Total Card	0.114	473,700		454,800	928,500
Total Parcel	0.114	473,700		454,800	928,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.96 | /Parcel: 329.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 10730
GIS Ref
GIS Ref
Insp Date 10/06/17

!1318!

PREVIOUS ASSESSMENT

Parcel ID 013.0-0008-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	473,700	0	4,950.	454,800	928,500		Year end	12/23/2021
2021	104	FV	451,500	0	4,950.	454,800	906,300		Year End Roll	12/10/2020
2020	104	FV	451,700	0	4,950.	454,800	906,500	906,500	Year End Roll	12/18/2019
2019	104	FV	348,300	0	4,950.	483,200	831,500	831,500	Year End Roll	1/3/2019
2018	104	FV	348,300	0	4,950.	352,500	700,800	700,800	Year End Roll	12/20/2017
2017	104	FV	326,000	0	4,950.	307,000	633,000	633,000	Year End Roll	1/3/2017
2016	104	FV	326,000	0	4,950.	261,500	587,500	587,500	Year End	1/4/2016
2015	104	FV	289,200	0	4,950.	255,800	545,000	545,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:50:35

LAST REV

Date	Time
10/19/17	13:48:44
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1318

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1172-150		6/16/1997	Family	127,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/1999	451	Manual	36,000					ROOF/FINISH ATTIC

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	BS	Barbara S
4/15/2000	Inspected	270	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	163	PATRIOT
5/14/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	10730
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06534803
Const Adj.:	0.97029907
Adj $ / SQ:	186.067
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	686537
Depreciation:	212827
Depreciated Total:	473711

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

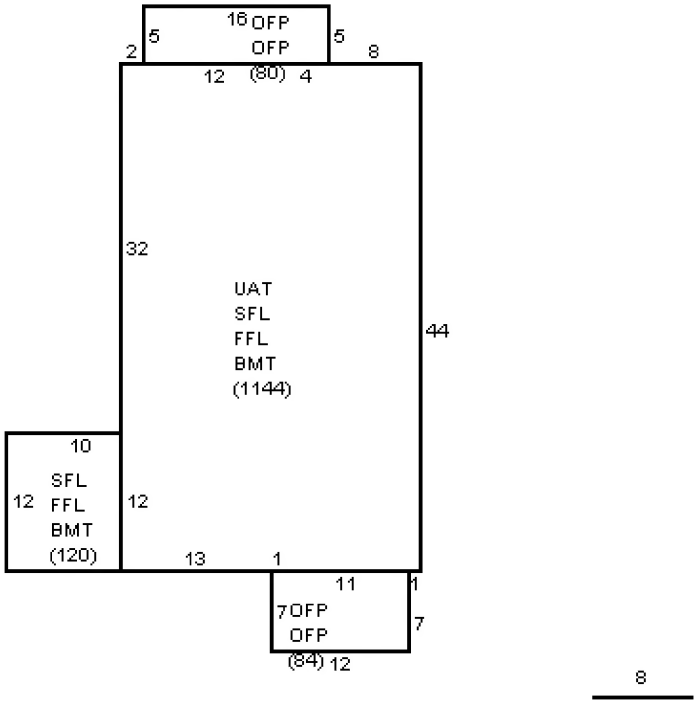
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	186.07
Special Features:	0	Val/Su Net:	107.51
Final Total:	473700	Val/Su SzAd	187.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,264	55.820	70,557
FFL	First Floor	1,264	186.070	235,189
SFL	Second Floor	1,264	186.070	235,189
OFP	Open Porch	328	20.890	6,852
UAT	Upper Attic	286	130.250	37,251

Net Sketched Area:	4,406			Total:	585,038
Size Ad	2528	Gross Area	5264	FinArea	2814

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0008-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	